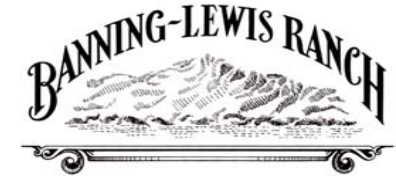


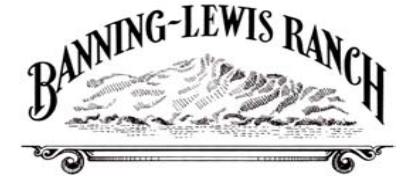
Zoning and Land Use Designation Summary



Follow [links in blue](#) for fast navigation to desired information.

Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
1	88-135	CPC P 87- 382	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
2	88-136	CPC P 87- 383	R-1 6000	Single Family Residential	none	RL	Residential Low
3	88-130	CPC P 87- 384	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
4	88-135	CPC P 87- 385	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
5	88-136	CPC P 87- 386	R-1 6000	Single Family Residential	none	RL	Residential Low
6	88-135	CPC P 87- 387	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
7	88-131	CPC P 87- 388	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
8	88-133	CPC P 87- 389	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
9	88-133	CPC P 87- 390	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
10	88-131	CPC P 87- 391	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
11	88-131	CPC P 87- 392	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
12	88-136	CPC P 87- 393	R-1 6000	Single Family Residential	none	RL	Residential Low
13	88-130	CPC P 87- 394	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
14	88-141	CPC P 87- 395	R (CR)	Estate Residential	yes	RVL	Residential Very Low
15	88-141	CPC P 87- 396	R	Estate Residential	none	RVL	Residential Very Low
16	88-135	CPC P 87- 397	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
17	88-136	CPC P 87- 398	R-1 6000	Single Family Residential	none	RL	Residential Low
18	88-134	CPC P 87- 399	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
19	88-135	CPC P 87- 400	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
20	88-135	CPC P 87- 401	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
21	88-134	CPC P 87- 402	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
22	88-135	CPC P 87- 403	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
23	88-130	CPC P 87- 404	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
24	88-136	CPC P 87- 405	R-1 6000	Single Family Residential	none	RL	Residential Low
25	88-135	CPC P 87- 406	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
26	88-135	CPC P 87- 407	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium

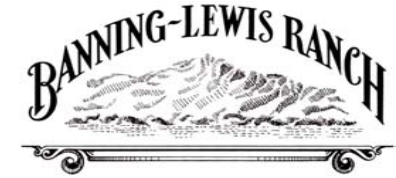
Zoning and Land Use Designation Summary



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Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
27	88-136	CPC P 87- 408	R-1 6000	Single Family Residential	none	RL	Residential Low
28	88-130	CPC P 87- 409	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
29	88-135	CPC P 87- 410	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
30	88-133	CPC P 87- 411	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
31	88-135	CPC P 87- 412	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
32	88-133	CPC P 87- 413	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
33	88-132	CPC P 87- 414	PBC-2 (CR)	Planned Business Center	yes	AC	Activity Centers
34	88-130	CPC P 87- 415	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
35	88-135	CPC P 87- 416	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
36	88-136	CPC P 87- 417	R-1 6000	Single Family Residential	none	RL	Residential Low
37	88-136	CPC P 87- 418	R-1 6000	Single Family Residential	none	RL	Residential Low
38	88-133	CPC P 87- 419	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
39	88-134	CPC P 87- 420	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
40	88-135	CPC P 87- 421	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
41	88-133	CPC P 87- 422	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
42	88-131	CPC P 87- 423	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
43	88-136	CPC P 87- 424	R-1 6000 (CR)	Single Family Residential	yes	RL	Residential Low
44	88-137	CPC P 87- 425	R-1 9000 (HS)(CR)	Single Family Residential (Hillside Overlay)	yes	RVL	Residential Very Low
45	88-134	CPC P 87- 426	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
46	88-135	CPC P 87- 427	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
47	88-134	CPC P 87- 428	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
48	88-133	CPC P 87- 429	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
49	88-135	CPC P 87- 430	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
50	88-136	CPC P 87- 431	R-1 6000	Single Family Residential	none	RL	Residential Low
51	88-140	CPC P 87- 432	OC (CR)	Office Complex	yes	O	Office Centers
52	88-133	CPC P 87- 433	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High

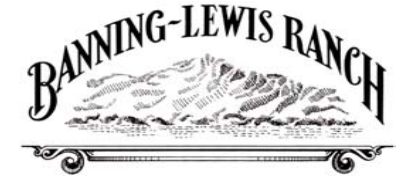
Zoning and Land Use Designation Summary



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Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
53	88-133	CPC P 87- 434	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
54	88-135	CPC P 87- 435	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
55	88-134	CPC P 87- 436	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
56	88-123	CPC P 87- 437	PIP-2 (CR)	Planned Industrial Park	yes	IDP	Industrial Park
57	88-131	CPC P 87- 438	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
58	88-124	CPC P 87- 439	PIP-2 (CR)	Planned Industrial Park	yes	ID	Industrial
59	88-131	CPC P 87- 440	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
60	88-123	CPC P 87- 441	PIP-2 (CR)	Planned Industrial Park	yes	IDP	Industrial Park
61	88-134	CPC P 87- 442	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
62	88-135	CPC P 87- 443	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
63	88-130	CPC P 87- 444	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
64	88-135	CPC P 87- 445	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
65	88-131	CPC P 87- 446	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
66	88-135	CPC P 87- 447	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
67	88-134	CPC P 87- 448	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
68	88-133	CPC P 87- 449	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
69	88-133	CPC P 87- 450	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
70	88-136	CPC P 87- 451	R-1 6000	Single Family Residential	none	RL	Residential Low
71	88-141	CPC P 87- 452	R	Estate Residential	none	RVL	Residential Very Low
71A	88-127	CPC P 87- 526	PK (CR)	Public Parks	yes	OS	Open Space
72	88-139	CPC P 87- 453	R (HS)(CR)	Estate Residential (Hillside Overlay)	yes	RVL	Residential Very Low
73	88-137	CPC P 87- 454	R-1 9000 (HS)(CR)	Single Family Residential (Hillside Overlay)	yes	RVL	Residential Very Low
74	88-136	CPC P 87- 455	R-1 6000 (CR)	Single Family Residential	yes	RL	Residential Low
75	88-131	CPC P 87- 456	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
76	88-138	CPC P 87- 457	R-1 9000 (CR)	Single Family Residential	yes	RVL	Residential Very Low
77	88-130	CPC P 87- 458	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail

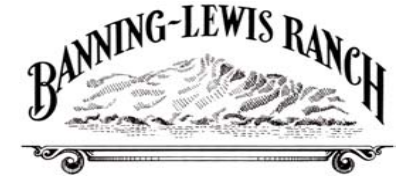
Zoning and Land Use Designation Summary



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Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
78	88-141	CPC P 87- 459	R	Estate Residential	none	RVL	Residential Very Low
79	88-139	CPC P 87- 460	R (HS)(CR)	Estate Residential (Hillside Overlay)	yes	RVL	Residential Very Low
80	88-122	CPC P 87- 461	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
81	88-140	CPC P 87- 462	OC (CR)	Office Complex	yes	O	Office Centers
82	88-132	CPC P 87- 463	PBC-2 (CR)	Planned Business Center	yes	AC	Activity Centers
83	88-140	CPC P 87- 464	OC (CR)	Office Complex	yes	O	Office Centers
84	88-121	CPC P 87- 465	PBC-2 (CR)	Planned Business Center	yes	INST	Institutional
85	88-129	CPC P 87- 466	SU (CR)	Special Use	yes	INST	Institutional
86	88-131	CPC P 87- 467	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
87	88-123	CPC P 87- 468	PIP-2 (CR)	Planned Industrial Park	yes	IDP	Industrial Park
88	88-131	CPC P 87- 469	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
89	88-140	CPC P 87- 470	OC (CR)	Office Complex	yes	O	Office Centers
90	88-131	CPC P 87- 471	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
91	88-122	CPC P 87- 472	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
92	88-140	CPC P 87- 473	OC (CR)	Office Complex	yes	O	Office Centers
93	88-132	CPC P 87- 474	PBC-2 (CR)	Planned Business Center	yes	AC	Activity Centers
94	88-133	CPC P 87- 475	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
95	88-135	CPC P 87- 476	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
96	88-134	CPC P 87- 477	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
97	88-135	CPC P 87- 478	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
98	88-122	CPC P 87- 479	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
99	88-135	CPC P 87- 480	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
100	88-134	CPC P 87- 481	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
101	88-130	CPC P 87- 482	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
102	88-135	CPC P 87- 483	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
103	88-131	CPC P 87- 484	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development

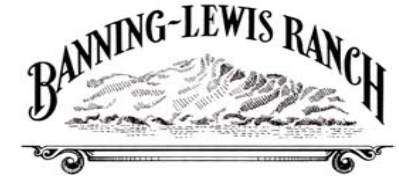
Zoning and Land Use Designation Summary



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Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
104	88-136	CPC P 87- 485	R-1 6000	Single Family Residential	none	RL	Residential Low
105	88-134	CPC P 87- 486	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
106	88-135	CPC P 87- 487	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
107	88-131	CPC P 87- 488	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
108	88-135	CPC P 87- 489	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
109	88-134	CPC P 87- 490	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
110	88-130	CPC P 87- 491	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
111	88-135	CPC P 87- 492	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
112	88-130	CPC P 87- 493	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
113	88-134	CPC P 87- 494	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
114	88-131	CPC P 87- 495	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
115	88-126	CPC P 87- 496	M-2 (CR)	Heavy Industrial	yes	AI	Airport Industrial
116	88-122	CPC P 87- 497	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
117	88-134	CPC P 87- 498	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
118	88-130	CPC P 87- 499	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
119	88-131	CPC P 87- 500	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
120	88-135	CPC P 87- 501	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
121	88-134	CPC P 87- 502	R-5 (CR)	Multi-Family Residential	yes	RMH	Residential Medium High
122	88-131	CPC P 87- 503	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
124	88-135	CPC P 87- 505	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
125	88-130	CPC P 87- 506	PBC-1 (CR)	Planned Business Center	yes	NR	Neighborhood Retail
126	88-135	CPC P 87- 507	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
129	88-122	CPC P 87- 510	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
130	88-133	CPC P 87- 511	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
131	88-133	CPC P 87- 512	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
132	88-136	CPC P 87- 513	R-1 6000	Single Family Residential	none	RL	Residential Low

Zoning and Land Use Designation Summary



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Zoning Parcel Number	City Ordinance Number	Zoning Case Number	City Zoning Classification		Conditions of Record in Ordinance	Land Use Plan Designation	
133	88-133	CPC P 87- 514	R-5 (CR)	Multi-Family Residential	yes	RH	Residential High
134	88-125	CPC P 87- 515	M-2 (CR)	Heavy Industrial	yes	ID	Industrial
134A	88-123	CPC P 87- 527	PIP-2 (CR)	Planned Industrial Park	yes	IDP	Industrial Park
135	88-140	CPC P 87- 516	OC (CR)	Office Complex	yes	O	Office Centers
136	88-135	CPC P 87- 517	R-5 (CR)	Multi-Family Residential	yes	RM	Residential Medium
137	88-136	CPC P 87- 518	R-1 6000 (CR)	Single Family Residential	yes	RL	Residential Low
138	88-131	CPC P 87- 519	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
139	88-122	CPC P 87- 520	PIP-2 (CR)	Planned Industrial Park	yes	R&D	Research & Development
140	88-126	CPC P 87- 521	M-2 (CR)	Heavy Industrial	yes	AI	Airport Industrial
141	88-131	CPC P 87- 522	PBC-2 (CR)	Planned Business Center	yes	R&D	Research & Development
142	88-123	CPC P 87- 523	PIP-2 (CR)	Planned Industrial Park	yes	IDP	Industrial Park
143	88-125	CPC P 87- 524	M-2 (CR)	Heavy Industrial	yes	ID	Industrial
n/a	88-128	CPC P 87- 525	NP	Navigation Preservation Overlay	n/a	n/a	n/a

Ordinance No. 88-121

AN ORDINANCE ESTABLISHING A PBC-2 (PLANNED BUSINESS CENTER) USE ZONE AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCEL 84 CONSISTING OF 113.447 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 84 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 2 of this ordinance.

Section 2. The following conditions of record apply to Parcel 84:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. This zone category is intended to provide land uses of a supporting, revenue generating nature which are associated with the Olympic Center and the U.S. Space Foundation facilities. Uses permitted in this zone shall be as follows:
 - A. Indoor recreational use
 - B. Office, banks, financial institutions, and administrative facilities
 - C. Indoor eating establishments/restaurants (and outdoor extensions as an accessory use)
 - D. Museums
 - E. Cultural facilities generating revenues
 - F. Theaters (excluding drive-in)
 - G. Lodging, hotel, motel, bed and breakfast inn
 - H. Supporting retail and service establishments including:
 - (1) Barber/beauty shop
 - (2) Stationery/bookstore/newsstand
 - (3) Camera store

- (4) Candy/confections shop
- (5) Clinic (medical/dental)
- (6) Clothing store/department store/sporting goods store
- (7) Grocery/drug store
- (8) Dry cleaning/laundry
- (9) Florist
- (10) Jeweler
- (11) Garage/public parking (when accessory to a principal permitted use)
- (12) Gift shop

Any uses not specifically listed may be approved by the Director of Planning in writing or shall be considered a conditional use and referred to the City Planning Commission at the next regularly scheduled meeting for approval or denial. The decision shall be based on the determination of whether the land uses are of a supporting, service, retail or cultural revenue generating nature, associated with the Olympic Center and the U.S. Space Foundation facility and whether the use is compatible with the established list of permitted uses.

3. The maximum FAR permitted in this Zoning District shall be .16:1 for each land use parcel.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-122

AN ORDINANCE ESTABLISHING PIP-2 (PLANNED INDUSTRIAL PARK) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 80, 80A, 91, 98, 116, 129 & 139 CONSISTING OF 2432.268 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 80 and Parcel 80A attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 2. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 91 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 3. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 98 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

CPC P 87-461 CPC P 87-497
CPC P 87-472 CPC P 87-510
CPC P 87-479 CPC P 87-520

Section 4. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 116 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 5. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 129 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 6. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 139 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 7. The following conditions of record apply to Parcels 80, 91, 98, 116, 129 & 139:

1. The following uses are not permitted in the Research and Development District:
 - A. Manufacture of dentures and drugs
 - B. Manufacture, mixing and packaging of ink and inked ribbons
 - C. Bottle works
 - D. Manufacture of brushes and brooms
 - E. Carpet and rug cleaning
 - F. Locker plants
 - G. Meat packing, processing and slaughtering of animals
 - H. Outdoor advertising signs
 - I. Truck, tractor, trailer, bus storage yards or motor freight terminal

- J. Silverware, plate and sterling, except as required in the manufacture, assembly, or testing of semi-conductors or similar high technology products.
- 2. No outdoor storage of components or stockpiling shall be permitted, but above-ground storage of high pressure gas and chemicals used in the manufacture of high technology components shall be permitted.
- 3. The intent of the Research and Development Park is to create a campus-style landscaped park. To achieve this the following restrictions shall apply:
 - A. Uses as listed in the PIP-2 district are permitted with the exception of those listed in the conditions.
 - B. Dimensional standards:
 - ° Minimum lot size: One acre
 - ° Minimum yard dimensions:
 - (1) Front yard - 50 feet
 - (2) Side yard - 30 feet
 - (3) Rear yard - 50 feet
 - ° Allowed reduction in building setback through the provision of landscaped area. The minimum front yard dimension (building setback) may be reduced to a minimum of 30 feet if the entire setback area from the property line to building is landscaped where the setback occurs.
 - ° Minimum distance of structures from an existing residential zone: 100 feet
 - ° Maximum percentage of the lot to be covered by buildings: 30%
 - ° Maximum height of the buildings: 45 feet
- 4. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
- 5. The maximum FAR permitted in the PIP-2 District is .20 for each land use parcel.
- 6. Loading and Service Areas:

To provide for the design of loading and service areas in a functional and aesthetically pleasing manner, guidelines are as follows:

 - ° No loading or service area shall be visible from public streets, building entries or adjacent residential areas.

° Loading and service areas shall be designed as integral parts of the building architecture.

° Loading and service areas shall be designed so that the entire loading or servicing operation is conducted within the confines of the building site.

Section 8. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 9. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-123

AN ORDINANCE ESTABLISHING PIP-2 (PLANNED INDUSTRIAL PARK) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 56, 60, 87, 134A & 142 CONSISTING OF 1224.350 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 56 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 6 of this ordinance.

Section 2. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 60 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 6 of this ordinance.

Section 3. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 87 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 6 of this ordinance.

CPC P 87-437 CPC P 87-527
CPC P 87-441 CPC P 87-523
CPC P 87-468

Section 4. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 134A attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 6 of this ordinance.

Section 5. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 142 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 6 of this ordinance.

Section 6. The following conditions of record apply to Parcels 56, 60, 87, 134A & 142:

1. The following uses are not permitted in the Industrial Park District:
 - A. Manufacture of dentures or drugs
 - B. Manufacture of ink, mixing, and packaging of inked ribbons
 - C. Bottling works
 - D. Manufacture of brushes and brooms
 - E. Locker plants
 - F. Meat packing and processing
 - G. Truck, tractor, trailer, bus storage yard or motor freight terminal
 - H. Carpet and rug cleaning
 - I. Outdoor advertising signs.
2. No outdoor storage permitted.
3. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
4. The maximum FAR permitted in this PIP-2 District is .34:1 for each land use parcel.

5. Loading and Service Areas:

To provide for the design of loading and service areas in a functional and aesthetically pleasing manner, guidelines are as follows:

° No loading or service area shall be visible from public streets, or building entries.

° Loading and service areas shall be designed as integral parts of the building architecture.

° Loading and service areas shall be designed so that the entire loading or servicing operation is conducted within the confines of the building site.

Section 7. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 8. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-124

AN ORDINANCE ESTABLISHING A PIP-2 (PLANNED INDUSTRIAL PARK) USE ZONE AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCEL 58 CONSISTING OF 176.268 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PIP-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 58 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 2 of this ordinance.

Section 2. The following conditions of record apply to Parcel 58:

1. The following uses are not permitted in the Industrial District:
 - A. Bottling works
 - B. Manufacture of brushes and brooms
 - C. Carpet and rug cleaning
 - D. Locker plants
 - E. Meat packaging and processing
 - F. Outdoor advertising signs
2. All outdoor storage shall require approval of the Development Plan and no outdoor storage shall be permitted within the front yard. All outdoor storage shall be screened and located on the interior portion of the industrial development or on the sides or rear of the development. The front yard shall be considered that side of the structure that faces the primary public right-of-way from which access is provided and the side of the structure where the main entry to the building is provided. Any gas storage shall be located above ground and shall also be appropriately screened.
3. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.

4. The maximum FAR permitted in this PIP-2 District shall be .38:1 for each land use parcel.

5. Loading and Service Areas:

To provide for the design of loading and servicing areas in a functional and aesthetically pleasing manner, guidelines are as follows:.

° No loading or service area shall be visible from public streets, or building entries.

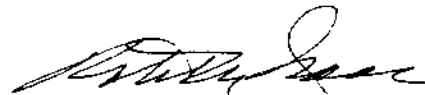
° Loading and service areas shall be designed as integral parts of the building architecture.

° Loading and service areas shall be designed so that the entire loading or servicing operation is conducted within the confines of the building site.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-125

AN ORDINANCE ESTABLISHING M-2 (HEAVY
INDUSTRIAL) USE ZONES AND AMENDING THE
ZONING MAP OF THE CITY OF COLORADO SPRINGS
RELATING TO PARCELS 134 & 143 CONSISTING
OF 716.222 ACRES, MORE OR LESS, WITHIN THE
BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the M-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 134 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 2. There is hereby established and created the M-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 143 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 3. The following conditions of record apply to Parcels 134 & 143:

1. The following uses are not permitted as a principal use in the Industrial District:
 - A. Distillery
 - B. Junk yards, scrap metal processing yards, automobile storage yards and dismantling yards
 - C. Underground gas storage
 - D. Meat packaging, slaughter house
 - E. Vinegar, curing and storing of hides
 - F. Outdoor advertising signs/billboards
2. All outdoor storage as permitted by development plan review shall be screened and located on the interior portion of the industrial

development and shall be developed in accordance with the following:

- ° All stored material shall be screened from adjacent properties, parking areas, public streets and pedestrian walkways.
 - ° No articles, goods, materials, machinery, equipment, vehicles, plants, trash, animals or similar items shall be stored or kept in the open, or exposed to view from adjacent properties, parking areas, public streets or pedestrian walkways.
 - ° Any article, good, or material to be stored other than in an enclosed, covered building shall be enclosed either with a screen fence or wall.
 - ° Vehicles shall be stored in specifically designated areas only. If vehicles are to be stored for more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public streets and pedestrian walkways.
 - ° Screen fences or walls shall be at least equal in height to that of the materials or equipment being stored.
 - ° Materials and colors for fencing and walls shall be compatible with the building architecture.
 - ° No fence or wall shall be located within 25 feet of the front property line or any street right-of-way.
3. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
 4. The maximum FAR permitted in this M-2 District shall be .38:1 for each land use parcel.
 5. A Development Plan shall be approved prior to the issuance of building permits.
 6. To provide for the design of loading and servicing areas in a functional and aesthetically pleasing manner, guidelines are as follows:
 - ° No loading or service area shall be visible from public streets, or building entries.
 - ° Loading and service areas shall be designed as integral parts of the building architecture.

° Loading and service areas shall be designed so that the entire loading or service operation is conducted within the confines of the building site.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 5. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-126

AN ORDINANCE ESTABLISHING M-2 (HEAVY INDUSTRIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 115 & 140 CONSISTING OF 651.849 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the M-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 115 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 2. There is hereby established and created the M-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 140 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 3. The following conditions of record apply to Parcels 115 & 140:

1. The following uses are not permitted:
 - A. Organic feed and organic seed processing and bulk storage
 - B. Chemical manufacturing
 - C. Natural gas storage except for storage of specialized gases and fuels related to on-site activities
 - D. Meat packing, slaughter house
 - E. Vinegar and sauerkraut manufacture
 - F. Tanning, curing or storing of hides
 - G. Outdoor advertising sign/billboards
2. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City

Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.

3. The maximum FAR permitted in this M-2 zone shall be .34:1 for each land use parcel unless a highrise overlay is established.
4. A Development Plan shall be approved prior to the issuance of any building permits.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

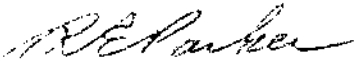
Section 5. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-127

AN ORDINANCE ESTABLISHING A PK (PUBLIC PARKS) USE ZONE AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCEL 71A CONSISTING OF 693.847 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PK (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 71A attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 2 of this ordinance.

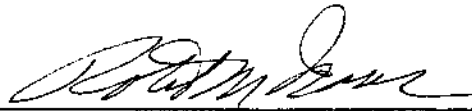
Section 2. The following conditions of record apply to Parcel 71A:

1. Jimmy Camp Creek open space amenity is planned as a part of the Banning-Lewis Ranch Master Plan. Prior to any permanent park development, a detailed Master Plan will be developed by the City of Colorado Springs Park and Recreation Department in accordance with the department's plan review process.
2. Due to the inherent natural features of the park, any planned uses and development shall be of a passive nature to avoid disturbance of significant natural site features of fragile ecological systems. Passive uses may include but not be limited to hiking/biking and equestrian uses, picnicking, natural/human history interpretation programs and nonstructured recreational activities.
3. Active and structured recreational uses which would damage the natural environmental quality of the Jimmy Camp Creek Park shall be prohibited. These include formal, structured, active uses and facilities (i.e., soccer, football, baseball/softball, tennis, basketball). Parking and lighting development should be limited to facilities providing for the necessary safety, health and welfare of park users. Any use that may impair maintaining the site as a natural amenity is prohibited.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



Mayor

ATTEST:


City Clerk

Ordinance No. 88-128

AN ORDINANCE ESTABLISHING AN NP
(NAVIGATION PRESERVATION) USE ZONE AND
AMENDING THE ZONING MAP OF THE CITY OF
COLORADO SPRINGS RELATING TO 10,854.397
ACRES WITHIN THE BANNING LEWIS RANCH

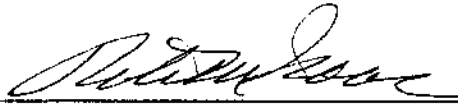
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the NP zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-129

AN ORDINANCE ESTABLISHING SU (SPECIAL USE)
ZONE AND AMENDING THE ZONING MAP OF THE
CITY OF COLORADO SPRINGS RELATING TO
PARCEL 85 CONSISTING OF 281.018 ACRES,
MORE OR LESS, WITHIN THE BANNING LEWIS
RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the SU (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 85 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 2 of this ordinance.

Section 2. The following conditions of record apply to Parcel 85:

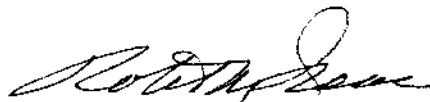
1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. At least 30% of the total site area shall be unobstructed open space within the SU District. The open space may include paving of pedestrian walls, plazas, etc. which occur within or pass through open space areas, and landscaped parking lot islands larger than 500 square feet in size.
3. Residential dwelling units shall be functionally related to another principal permitted use.
4. Maximum Floor Area Ratio shall be .16 for each land use parcel.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this

ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-130

AN ORDINANCE ESTABLISHING PBC-1 (PLANNED BUSINESS CENTER) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 3, 13, 23, 28, 34, 63, 77, 101, 110, 112, 118 & 125 CONSISTING OF 82.041 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 3 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 2. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 13 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 3. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 23 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

CPC P 87-384	CPC P 87-409	CPC P 87-458	CPC P 87-491	CPC P 87-499
CPC P 87-394	CPC P 87-415	CPC P 87-482	CPC P 87-493	CPC P 87-506
CPC P 87-404	CPC P 87-444			

Section 4. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 28 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 5. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 34 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 6. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 63 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 7. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 77 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 8. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 101 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 9. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 110 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 10. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 112 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 11. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 118 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

Section 12. There is hereby established and created the PBC-1 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 125 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 13 of this ordinance.

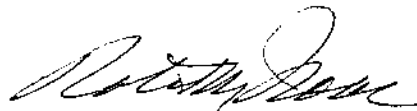
Section 13. The following conditions of record apply to Parcels 3, 13, 23, 28, 34, 63, 77, 101, 110, 112, 118 & 125:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. The maximum permitted FAR in this PBC-1 zone shall be .20:1 for each land use parcel.

Section 14. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 15. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:


City Clerk

Ordinance No. 88-131

AN ORDINANCE ESTABLISHING PBC-2 (PLANNED BUSINESS CENTER) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 7, 10, 11, 42, 57, 59, 65, 75, 86, 88, 90, 103, 107, 114, 119, 122, 138, & 141 CONSISTING OF 456.507 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 7 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 2. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 10 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 3. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 11 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

CPC P 87-388	CPC P 87-438	CPC P 87-467	CPC P 87-488	CPC P 87-519
CPC P 87-391	CPC P 87-440	CPC P 87-469	CPC P 87-495	CPC P 87-522
CPC P 87-392	CPC P 87-446	CPC P 87-471	CPC P 87-500	
CPC P 87-423	CPC P 87-456	CPC P 87-484	CPC P 87-503	

Section 4. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 42 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 5. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 57 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 6. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 59 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 7. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 65 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 8. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 75 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 9. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 86 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 10. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 88 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 11. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 90 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 12. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 103 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 13. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 107 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 14. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 114 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 15. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 119 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 16. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 122 attached hereto, marked Exhibit P and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 17. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 138 attached hereto,

marked Exhibit Q and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 18. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 141 attached hereto, marked Exhibit R and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 19 of this ordinance.

Section 19. The following conditions of record apply to Parcels 7, 10, 11, 42, 57, 59, 65, 75, 86, 88, 90, 103, 107, 114, 119, 122, 138 & 141:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. The maximum permitted FAR in this PBC-2 District shall be .20:1 for each land use parcel.

Section 20. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

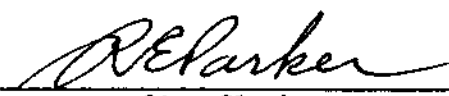
Section 21. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-132

AN ORDINANCE ESTABLISHING PBC-2 (PLANNED BUSINESS CENTER) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 33, 82 & 93 CONSISTING OF 487.856 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 33 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 4 of this ordinance.

Section 2. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 82 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 4 of this ordinance.

Section 3. There is hereby established and created the PBC-2 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 93 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 4 of this ordinance.

CPC P 87-414
CPC P 87-463
CPC P 87-474

Section 4. The following conditions of record apply to Parcels 33, 82 &

93:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. Activity Center land use parcels are designated as Activity Center High, Medium and Low in the Master Plan with planned maximum FAR's of .30:1, .43:1 and .85:1, respectively. The maximum permitted FAR in the Activity Center High parcels shall not exceed what is permitted by the PBC-2 Zone District unless a high rise overlay is established.
3. The maximum percentage of lot coverage by principal and accessory buildings shall be 50% in the Activity Center High District and 40% in the Activity Center Medium and Low Districts, provided all development standards contained in the Zoning Ordinance are met.
4. At least 20% of the site shall be unobstructed open space in the Activity Center High District. 30% unobstructed open space shall be provided in the Activity Center Medium and Activity Center Low areas. The unobstructed open space may include any pedestrian pavement (sidewalks and plazas) passing through open space areas and any parking lot island larger than 500 square feet in size.

Conditions 2, 3 and 4 are further defined for each zone accordingly.

	Land Use Parcel	FAR	Max Coverage (pct)	Min Open Space (pct)
Zone 33	274.01	.43	40	30
	274.04	.30	40	30
	275.01	.30	40	30
	275.02	.43	40	30
	275.03	.30	40	30
	277.01	.30	40	30
	277.02	.30	40	30
	278.02	.30	40	30
	278.04	.43	40	30
	279.01	.30	40	30

	Land Use Parcel	FAR	Max Coverage (pct)	Min Open Space (pct)
Zone 33	279.02	.85	50	20
	279.03	.30	40	30
	286.09	.43	40	30
	286.10	.30	40	30
	287.01	.85	50	20
	287.02	.30	40	30

Zone 82	302.02	.30	40	30
	302.03	.30	40	30
	303.02	.43	40	30
	305.01	.43	40	30
Zone 93	313.01	.30	40	30
	314.01	.30	40	30

5. The mix of uses within the activity centers shall be 5-15% high density residential, 50-60% offices, 25-35% combined support and regional commercial/retail, and 0-10% civic/public facilities.
6. The Applicant acknowledges that in order to more clearly define the characteristics of the Activity Center prior to site specific development, a Sub-Area Plan shall be prepared for Zoning Parcel 33 and a single Sub-area Plan shall be prepared for Zoning Parcels 82 and 93. These Sub-Area Plans shall contain the following elements:
 - A. Major roadway network.
 - B. Non-sidewalk pedestrian circulation.
 - C. Allocation of land use mix as specified in zoning conditions to specific land use parcels.
 - D. Location of proposed/potential sites for high-rise developments (subject to rezoning) and residential development (subject to conditional use approval).
 - E. Representation of the relationship between the Activity Center and other land uses, primarily institutional, office and high density residential, surrounding and Activity Center.

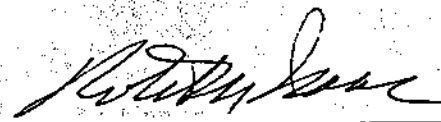
The Sub-Area Plan shall be reviewed and approved by the City prior to submittal of any Concept Plans or Development Plans for the zoning parcels identified. The Sub-Area Plan shall be reviewed and approved by the City Planning Commission.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 6. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this

26th day of July, 1988.



Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "R. E. Parker", written over a horizontal line.

City Clerk

AN ORDINANCE ESTABLISHING R-5 (MULTI-FAMILY RESIDENTIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 8, 9, 30, 32, 38, 41, 48, 52, 53, 68, 69, 94, 130, 131, 133 CONSISTING OF 1562.483 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 8 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 2. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 9 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 3. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 30 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

CPC P 87-389	CPC P 87-413	CPC P 87-429	CPC P 87-449	CPC P 87-511
CPC P 87-390	CPC P 87-419	CPC P 87-433	CPC P 87-450	CPC P 87-512
CPC P 87-411	CPC P 87-422	CPC P 87-434	CPC P 87-475	CPC P 87-514

Section 4. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 32 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 5. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 38 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 6. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 41 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 7. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 48 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 8. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 52 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 9. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 53 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 10. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 68 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 11. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 69 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 12. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 94 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 13. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 130 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 14. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 131 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 15. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 133 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 16. The following conditions of record apply to Parcels 8, 9, 30, 32, 38, 41, 48, 52, 53, 68, 69, 94, 130, 131, 133:

1. The following uses are not permitted:

- A. Single-family attached and/or detached dwellings
- B. Duplexes

2. Minimum Requirements:

- A. 1,815 square feet of lot area per dwelling unit
- B. Building setback:
 - (1) 25 feet from a local street
 - (2) 35 feet from a collector street
 - (3) 50 feet from an arterial street or street of higher classification

- (4) 35 feet from land zoned for commercial uses
- (5) 30 feet from land zoned for office uses
- (6) 40 feet from land zoned for single-family residential uses

C. Minimum separation between buildings shall be 30 feet.

3. Open Space Requirements:

A. A minimum of 25% of gross site area in each Development Plan submittal, in accordance with #4 below, shall be utilized as common open space and developed for either active or passive recreational use. Common open space shall be easily accessible to all residents of the development.

B. A minimum of 150 square feet per dwelling unit shall be developed as private open space in the form of decks, patios, porches or other similar features.

C. The total of common and private open space shall be at least 40% of the gross site area.

4. A Development Plan for each land use parcel in conformance with Article 5 of the Colorado Springs Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City Planning Commission prior to subdivision and the issuance of any building permits.

5. A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required for Parcels 8, 9, 41, 48, 52, 53 and 69 with the Development Plan submittal.

6. The Applicant acknowledges that the City may revise the Planned Unit Development (PUD) zone or adopt a Planned Residential Development (PRD) zone. The intent of the revised/proposed zone(s) will be to address design and site planning issues for the uses and densities identified in the Banning-Lewis Ranch Master Plan and the zoning herein established for this parcel. The Applicant agrees upon establishment of a PRD zone or revision of the PUD zone, to rezone each land use parcel within this zoning parcel to PRD or PUD and to comply with all submittal requirements. No development plan for all or any part of a land use parcel within this zoning parcel shall be accepted by the City for review unless accompanied by a rezoning application for the land use parcel to be developed. If the City does not revise the PUD zone or establish a PRD zone, development may occur in accordance with the zoning herein established for this parcel.

Section 17. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 18. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-134

AN ORDINANCE ESTABLISHING R-5 (MULTI-FAMILY RESIDENTIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 18, 21, 39, 45, 47, 55, 61, 67, 96, 100, 105, 109, 113, 117, 121 CONSISTING OF 1669.896 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 18 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 2. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 21 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 3. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 39 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

CPC P 87-399	CPC P 87-426	CPC P 87-442	CPC P 87-481	CPC P 87-494
CPC P 87-402	CPC P 87-428	CPC P 87-448	CPC P 87-486	CPC P 87-498
CPC P 87-420	CPC P 87-436	CPC P 87-477	CPC P 87-490	CPC P 87-502

Section 4. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 45 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 5. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 47 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 6. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 55 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 7. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 61 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 8. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 67 attached hereto,

marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 9. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 96 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 10. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 100 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 11. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 105 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 12. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 109 attached hereto, marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 13. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 113 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 14. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 117 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 15. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 121 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 16 of this ordinance.

Section 16. The following conditions of record apply to Parcels 18, 21, 39, 45, 47, 55, 61, 67, 96, 100, 105, 109, 113, 117, 121:

1. Single-family detached dwellings may be permitted as a conditional use. Minimum lot size for this use shall be 4,000 square feet. Duplex dwellings may be permitted as a conditional use. Minimum lot size for this use shall be 3,111 square feet per unit.
2. Minimum requirements:
 - A. 3,111 square feet of lot area per dwelling unit
 - B. Building setbacks
 - (1) 25 feet from a local street
 - (2) 35 feet from a collector street

- (3) 50 feet from an arterial street or street of higher classification
 - (4) 35 feet from land zoned for commercial uses
 - (5) 30 feet from land zoned for office uses
 - (6) 40 feet from land zoned for single-family residential uses
- 3. Maximum building height shall be 40 feet.
- 4. Open space requirements:
 - A. A minimum of 25% of gross site area in each Development Plan submittal, in accordance with #5 below, shall be utilized as common open space and developed for either active or passive recreational use. Common open space shall be easily accessible to all residents of the development.
 - B. A minimum of 150 square feet per dwelling unit shall be developed as private open space in the form of decks, patios, porches, or other similar features.
- 5. A Development plan for each land use parcel in conformance with Article 5 of the Colorado Springs Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City Planning Commission prior to subdivision and the issuance of any building permits.
- 6. A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required for Parcels 21, 39, 47, 55, 61, 67, 96 and 117 with the Development Plan submittal.
- 7. The Applicant acknowledges that the City may revise the Planned Unit Development (PUD) zone or adopt a Planned Residential Development (PRD) zone. The intent of the revised/proposed zone(s) will be to address design and site planning issues for the uses and densities identified in the Banning-Lewis Ranch Master Plan and the zoning herein established for this parcel. The Applicant agrees upon establishment of a PRD zone or revision of the PUD zone, to rezone each land use parcel within this zoning parcel to PRD or PUD and to comply with all submittal requirements. No development plan for all or any part of a land use parcel within this zoning parcel shall be accepted by the City for review unless accompanied by a rezoning application for the land use parcel to be developed. If the City does not revise the PUD zone or establish a PRD zone, development may occur in accordance with the zoning herein established for this parcel.

Section 17. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 18. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



Mayor

ATTEST:



City Clerk

85 125

Ordinance No. 88-135

AN ORDINANCE ESTABLISHING R-5 (MULTI-FAMILY RESIDENTIAL) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 1, 4, 6, 16, 19, 20, 22, 25, 26, 29, 31, 35, 40, 46, 49, 54, 62, 64, 66, 95, 97, 99, 102, 106, 108, 111, 120, 124, 126, 136 CONSISTING OF 3324.047 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 1 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 2. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 4 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 3. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 6 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14

CPC P 87-382	CPC P 87-403	CPC P 87-421	CPC P 87-447	CPC P 87-489
CPC P 87-385	CPC P 87-406	CPC P 87-427	CPC P 87-476	CPC P 87-492
CPC P 87-387	CPC P 87-407	CPC P 87-430	CPC P 87-478	CPC P 87-501
CPC P 87-397	CPC P 87-410	CPC P 87-435	CPC P 87-480	CPC P 87-505
CPC P 87-400	CPC P 87-412	CPC P 87-443	CPC P 87-483	CPC P 87-507
CPC P 87-401	CPC P 87-416	CPC P 87-445	CPC P 87-487	CPC P 87-517

(Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 4. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 16 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 5. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 19 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 6. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 20 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 7. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 22 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 8. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 25 attached hereto, marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 9. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 26 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 10. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 29 attached hereto, marked Exhibit J and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 11. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 31 attached hereto, marked Exhibit K and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 12. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 35 attached hereto,

marked Exhibit L and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 13. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 40 attached hereto, marked Exhibit M and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 14. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 46 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 15. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 49 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 16. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 54 attached hereto, marked Exhibit P and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 17. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 62 attached hereto, marked Exhibit Q and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 18. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 64 attached hereto, marked Exhibit R and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 19. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 66 attached hereto, marked Exhibit S and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 20. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 95 attached hereto, marked Exhibit T and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 21. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 97 attached hereto,

marked Exhibit U and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 22. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 99 attached hereto, marked Exhibit V and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 23. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 102 attached hereto, marked Exhibit W and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 24. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 106 attached hereto, marked Exhibit X and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 25. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 108 attached hereto, marked Exhibit Y and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 26. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 111 attached hereto, marked Exhibit Z and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 27. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 120 attached hereto, marked Exhibit AA and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 28. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 124 attached hereto, marked Exhibit BB and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 29. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 126 attached hereto, marked Exhibit CC and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 30. There is hereby established and created the R-5 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 136 attached hereto,

marked Exhibit DD and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 31 of this ordinance.

Section 31. The following conditions of record apply to Parcels 1, 4, 6, 16, 19, 20, 22, 25, 26, 29, 31, 35, 40, 46, 49, 54, 62, 64, 66, 95, 97, 99, 102, 106, 108, 111, 120, 124, 126, 136:

1. The following principal uses are permitted:
 - A. Single-family detached and attached dwellings
 - B. Duplexes
 - C. Public and Nonpublic schools
2. The following uses are conditionally permitted:
 - A. Multi-family dwellings
 - B. Religious institutions
 - C. Day care centers
 - D. Human service establishments
 - E. Membership clubs
3. Minimum requirements:
 - A. 4,000 square feet of lot area per dwelling unit
 - B. Maximum height of principal building shall be 30 feet
 - C. Minimum side yard shall be 5 feet
 - D. Minimum street setbacks shall be:
 - (1) 20 feet from a local street
 - (2) 35 feet from a collector street
 - (3) 50 feet from an arterial street
 - E. Minimum private open space for attached single-family dwellings shall be 200 square feet per dwelling unit
4. A Development plan for each land use parcel in conformance with Article 5 of the Colorado Springs Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City Planning Commission prior to subdivision and the issuance of any building permits.
5. A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required for Parcels 25, 26, 29, 31, 40, 46, 66, 99 and 136 with the Development Plan submittal.
6. The Applicant acknowledges that the City may revise the Planned Unit Development (PUD) zone or adopt a Planned Residential Development

Ordinance No. 88-136

AN ORDINANCE ESTABLISHING R-1 6000
(SINGLE-FAMILY RESIDENTIAL) USE ZONES AND
AMENDING THE ZONING MAP OF THE CITY OF
COLORADO SPRINGS RELATING TO PARCELS 2, 5,
12, 17, 24, 27, 36, 37, 43, 50, 70, 74,
104, 132, 137 CONSISTING OF 6754.854
ACRES, MORE OR LESS, WITHIN THE BANNING
LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 2 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 2. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 5 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 3. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 12 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 4. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County,

CPC P 87-383	CPC P 87-405	CPC P 87-424	CPC P 87-485
CPC P 87-386	CPC P 87-408	CPC P 87-431	CPC P 87-513
CPC P 87-393	CPC P 87-417	CPC P 87-451	CPC P 87-518
CPC P 87-398	CPC P 87-418	CPC P 87-455	

Colorado, described in the legal description of Parcel 17 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 5. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 24 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 6. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 27 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 7. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 36 attached hereto, marked Exhibit G and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 8. There is hereby established and created the R-1 6000 zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 37 attached hereto, marked Exhibit H and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 9. There is hereby established and created the R-1 6000 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 43 attached hereto, marked Exhibit I and by reference made a part hereof, pursuant to

Colorado, described in the legal description of Parcel 132 attached hereto, marked Exhibit N and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 15. There is hereby established and created the R-1 6000 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 137 attached hereto, marked Exhibit O and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to the conditions of record as described in Section 16 of this ordinance.

Section 16. The following conditions of record apply to Parcels 43, 74 & 137:

A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required with the submittal of any subdivision request.

Section 17. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 18. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of July, 1988.



Mayor

ATTEST:


City Clerk

Ordinance No. 88-137

AN ORDINANCE ESTABLISHING R-1 9000 (SINGLE-FAMILY RESIDENTIAL) (HS) USE ZONES AND AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO PARCELS 44 & 73 CONSISTING OF 1039.849 ACRES, MORE OR LESS, WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-1 9000 (HS)(CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 44 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 2. There is hereby established and created the R-1 9000 (HS)(CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 73 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Sections 3 & 4 of this ordinance.

Section 3. The following conditions of record apply to Parcels 44 & 73:

- 1) Minimum lot area shall be 12,000 square feet.
- 2) Minimum lot width at the building setback line (front and rear yards) shall be 80 feet.

Section 4. The following additional conditions of record apply to Parcel 73:

- 3) An updated land suitability analysis for the following Land Use Parcels shall be completed prior to submittal of development plans for any portion of that specific land use parcel:


<u>Land Use Parcel</u>	<u>Acreage</u>
295.05	265
297.03	244
297.04	239
297.07	169

- 4) In addition to meeting all zoning and hillside overlay requirements, the development plan shall identify any preservation/resource areas and shall contain a management plan which specifies responsibility for administering and protecting the areas identified.

Section 5. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 6. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.


 Mayor

ATTEST:


 City Clerk

Ordinance No. 88-138

AN ORDINANCE ESTABLISHING AN R-1 9000
(SINGLE FAMILY RESIDENTIAL) USE ZONE AND
AMENDING THE ZONING MAP OF THE CITY OF
COLORADO SPRINGS RELATING TO PARCEL 76
CONSISTING OF 161.696 ACRES, MORE OR LESS,
WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R-1 9000 (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 76 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 2 of this ordinance.


Section 2. The following conditions of record apply to Parcel 76:

1. Minimum lot area shall be 12,000 square feet.
2. Minimum lot width at the building setback line (front and rear yards) shall be 80 feet.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

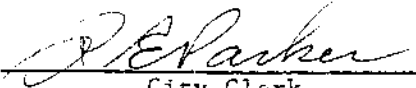
Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-139

AN ORDINANCE ESTABLISHING R (ESTATE
RESIDENTIAL) (HS) USE ZONES AND AMENDING
THE ZONING MAP OF THE CITY OF COLORADO
SPRINGS RELATING TO PARCELS 72 & 79
CONSISTING OF 831.110 ACRES, MORE OR LESS,
WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R (HS)(CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 72 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 2. There is hereby established and created the R (HS) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 79 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 3 of this ordinance.

Section 3. Conditions of Record:

1. An updated land suitability analysis for the following land use parcels shall be completed prior to submittal of development plans for any portion of that specific land use parcel:

Zoning Parcel 72	<u>Land Use Parcel</u>	<u>Acreage</u>
	294.01	74
	295.03	28
Zoning Parcel 79	<u>Land Use Parcel</u>	<u>Acreage</u>
	294.04	178
	294.06	130
	294.07	66
	294.08	14
	307.01	158

2. In addition to meeting all zoning and hillside overlay requirements, the development plan shall identify any preservation/resource areas and shall contain a management plan which specifies responsibility for administering and protecting the areas identified.

Pertaining to Parcel 72 only:

3. A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required with the Development Plan submitted.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 5. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26 th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-140

AN ORDINANCE ESTABLISHING OC (OFFICE
COMPLEX) USE ZONES AND AMENDING THE ZONING
MAP OF THE CITY OF COLORADO SPRINGS
RELATING TO PARCELS 51, 81, 83, 89, 92, &
135 CONSISTING OF 917.005 ACRES, MORE OR
LESS, WITHIN THE BANNING LEWIS RANCH
ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 51 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 2. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 81 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 3. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 83 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

CPC P 87-432 CPC P 87-470
CPC P 87-462 CPC P 87-473
CPC P 87-464 CPC P 87-516

Section 4. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 89 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 5. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 92 attached hereto, marked Exhibit E and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 6. There is hereby established and created the OC (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 135 attached hereto, marked Exhibit F and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to conditions of record as described in Section 7 of this ordinance.

Section 7. The following conditions of record apply to Parcels 51, 81, 83, 89, 92, & 135:

1. A Concept Plan in conformance with Article 5 of the Zoning Ordinance, including a Traffic Study as specified by the City Traffic Engineer and a Preliminary Drainage Report as specified in the City of Colorado Springs Drainage Criteria Manual, shall be submitted and approved by the City for each land use parcel prior to subdivision.
2. Office land use parcels are designated as Office High, Office Medium and Office Low in the Master Plan with the planned maximum FAR's of .85:1, .34:1 and .24:1, respectively. The maximum permitted FAR in the Office High parcels shall not exceed what is permitted by the OC Zone District unless a high rise overlay is established.

3. Open Space: At least 20% of the site shall be unobstructed open space in the Office High District. 30% unobstructed open space shall be provided in the Office Medium and Office Low areas. The unobstructed open space may include any pedestrian pavement (sidewalks and plazas) passing through open space areas and any parking lot island larger than 500 square feet in size.

These conditions are further defined as follows:

Zone 51: land use parcel 286.01 may have a maximum FAR of .85, subject to approval of a high-rise overlay zone, and a minimum of 20% of the site in unobstructed open space. All other land use parcels shall have a maximum FAR of .24 and a minimum of 30% of the site in unobstructed open space.

Zone 81: land use parcel 304.01 shall have a maximum FAR of .24 and a minimum of 30% of the site in unobstructed open space. Land Use Parcel 306.01 shall have a maximum FAR of .34 and a minimum of 30% of the site in unobstructed open space.

Zones 83, 89, 92, 135: All land use parcels proposed for office use shall have a maximum FAR of .24 and a minimum of 30% of the site in unobstructed open space.

Section 8. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 9. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk

Ordinance No. 88-141

AN ORDINANCE ESTABLISHING R (ESTATE
RESIDENTIAL) USE ZONES AND AMENDING THE
ZONING MAP OF THE CITY OF COLORADO SPRINGS
RELATING TO PARCELS 14, 15, 71 & 78,
CONSISTING OF 403.623 ACRES, MORE OR LESS,
WITHIN THE BANNING LEWIS RANCH ANNEXATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There is hereby established and created the R (CR) zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 14 attached hereto, marked Exhibit A and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended, subject to the conditions of record as described in Section 5 of this ordinance.

Section 2. There is hereby established and created the R zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 15 attached hereto, marked Exhibit B and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 3. There is hereby established and created the R zone classification for those premises and territory located in El Paso County, Colorado, described in the legal description of Parcel 71 attached hereto, marked Exhibit C and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 4. There is hereby established and created the R zone classification for those premises and territory located in El Paso County,

CPC P 87-395
CPC P 87-396
CPC P 87-452
CPC P 87-459

Colorado, described in the legal description of Parcel 78 attached hereto, marked Exhibit D and by reference made a part hereof, pursuant to Chapter 14 (Zoning) of the Code of the City of Colorado Springs 1980, as amended.

Section 5. The following conditions of record apply to Parcel 14:

A noise impact statement following 1983 HUD noise impact assessment guidelines shall be required with the submittal of any subdivision request.

Section 6. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Section 7. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this
26th day of July, 1988.



Mayor

ATTEST:



City Clerk